

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. (954) 828-5123  
Office Fax: (954) 828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Hibiscus LLC  
Site Plan Review

**Case #:** 3-ZR-01

**Date:** 8/14/01

#### **Comments:**

1. The Engineer shall design, apply for, and obtain the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with the applicable surface water management criteria must be submitted with the application for Building Permit.
2. The engineer and/or contractor shall provide design plans sufficient for evaluating intentions for dewatering for foundation, utility, or other underground construction. These plans shall be reviewed for impacts to the City's drainage system, adjacent properties, and quality of any discharges into adjacent surface water bodies. These plans will be due prior to application for a foundation permit.
3. The work (roadway and utility) proposed within the S.R. 84 right of way requires a FDOT Engineering Permit in addition to the City of Fort Lauderdale's Engineering Permit.
4. A new sidewalk should be designed for the west side of S.W. 12 Avenue for the extent of the development site. The development site shall include Parcels B and C (if correct) along S.W. 12 Avenue. Additional sidewalk construction, repairs, or restoration shall be required in S.R. 84 as directed by the State.
5. The following plans shall be required prior to final DRC authorization :
  - a. Paving & Drainage Plan
  - b. Water & Sewer Plan
  - c. Pavement, Marking, & Signage Plan
  - d. Details and Specifications, as required

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

6. Utilities are indicated with such a thick polyline that the valves and connections cannot be determined. Please clarify these items by drafting lighter polylines in ACADD.
7. Indicate location of all white pavement markings and signs at all internal vehicular cross movements and accesses to public right of way.
8. Provide an additional gate valve for pressure testing at end of the new water services just within the public rights of way.
9. Provide accessible ramps at all accesses, building entries, and intersection points complying with ADA for on and off site proposed improvements.
10. Obtain letter of water and wastewater adequacy for service from Maurice Tobon, Project Engineer, in the City's Public Services Department.
11. The applicant is advised that the proposed sanitary sewer pumping station and force main facilities designed on the submitted plans are to be considered **temporary**. The City is currently planning for a water and sewer bond capital project/program to sewer all of the City's currently unsewered areas. When this system is constructed for this area is not precisely known at this time, but the City of Fort Lauderdale Ordinances (Chapter 28) require connection to this proposed system and proper abandonment of the existing temporary facilities (in accordance with the provisions of the agreement) when it is available for service.
12. Obtain the required sanitary sewer agreement application form from Tim Welch, Engineering Design Manager, and proceed with submitting all required documents for drafting of the agreement. The agreement will then be forwarded to owner or designated representatives for initial execution, after which it will be sent to the City for approval by City Commission and execution by the appropriate City Officials.
13. A staging and storage plan shall be provided to demonstrate placement of contractor materials, equipment, parking, etc. during construction.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Hibiscus LLC & La Preserve LLC  
Alpha Plat.

**Case #:** 3-ZR-01

**Date:** 5-14-01

#### **Comments:**

- 1) The 4 story building height must be measured as per Ch 4 definition to determine if it is required to comply with Ch 51 of the SFBC.
- 2) Buildings 1 and 2 are clearly over 50 ft in height and must comply with the high-rise requirements. The stairs in buildings 1 and 2 do not comply with 3109 of the SFBC.
- 3) Flow test is required.
- 4) All buildings require sprinkler and standpipe systems at permit.
- 5) Show all fire mains, hydrants, DDC's and FDC's on civil plans.
- 6) Fire lane must comply with 5211 of the SFBC.
- 7) Private main system required as per NFPA 24, and hydrant spacing as per ISO requirements.

#### **Second review, 8-14-01**

- 1) The civil site plan is incomplete. Show hydrants as per ISO spacing requirements and DDC at both city connections.
- 2) Flow test required.
- 3) Ch 51 still applies and the exits still do not remotely comply with 3109 of the SFBC.
- 4) Clearly label the location of the fire lane and make sure that the turning radii comply. See 5211 of the SFBC.
- 5) A meeting may be required. Call 828-5223 for appointment.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Hibiscus, LLC

**Case #:** 3-ZR-01

**Date:** 8/14/01

**Comments:**

1. Minimum inside landscape area dimension of peninsula tree islands is 8'. Provide the appropriate dimensions on the site plan to verify that this requirement is met.
2. All Tree Preservation Ordinance requirements apply, including those regarding the preservation of "existing, large desirable trees". Any trees or palms on site that are considered good candidates for relocation should be relocated. Note that removal of those trees considered "speciman" trees has special requirements. This would be payment by "equivalent value" to the "Tree Canopy Trust Fund".
3. The landscape "layer" on the Landscape Plan is about 30' off line.
4. Add rain sensor requirement to irrigation note.
5. Verify any D.P.E.P. review or approval requirements.
6. Identify any trees or palms that have been removed without permit.
7. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
8. Verify any open space requirements for residential uses in this Zoning District. Provide the appropriate calculations as required.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Planning

**Member:** Bruce Chatterton  
828-5981

**Project Name:** International Hospitality Center

**Case #:** 3-ZR-01 (resubmittal)

**Date:** August 14, 2001

**Comments:**

1. This site plan is subject to the State Road 84 Zoning in Progress. A synopsis of these requirements is attached.
2. In a text narrative, per ULDR 47-24.4.D, please provide a detailed point-by-point analysis of how the rezoning request complies with the criteria for rezoning.
3. Please address each of the applicable neighborhood compatibility requirements, per ULDR 47-25.3, for the portion of the site plan that is adjacent to existing residential.
4. Please discuss cross-parcel access and circulation with Engineering representative.
5. The site plan appears to require yard modifications. Please address ULDR 47-23.11.
6. Provide separate legal descriptions for each of the proposed rezonings.
7. Provide cross-access agreements for the entire master site plan that will accommodate the parking and access requirements of each development parcel.
8. Provide a pedestrian walk system for the parking lot, and indicate how pedestrian connections will be made to 12<sup>th</sup> Avenue and the restaurants planned for the SR 84 frontage.
9. Please indicate the nearest bus stop to the site.
10. How will moving vans be accommodated on the site? Please describe.
11. Please provide detail on elevations: materials, colors and fenestration.
12. Please provide a detailed table that indicates the parking requirements for each use and development parcel, including square footages of each use and the parking requirements for each use.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

13. The site plan appears to require the allocation of residential to commercial flex units. Contact Stacey Dahlstrom (828-8955) with the Office of Community and Comprehensive Planning to determine the availability of units.
14. In compliance with ULDR 47-18.32.G.1, please provide documentation that the proposed SSRF uses are not located within 1500 feet of an existing level II, III, IV, or V SSRF facility.
15. Per ULDR 47-25.3, Neighborhood Compatibility standards apply. Ensure that all setbacks and buffers conform to these requirements, where the proposed uses are adjacent to existing residential. In addition, a buffer wall is required between the proposed uses and the existing adjacent residences. Please provide detailed drawings of this buffer.
16. Please disclose any conversations or approvals from Broward County Department of Environmental Protection (DPEP) concerning the relocation or creation of on-site wetlands or other environmental areas.
17. Indicate the mass outlines of existing adjacent structures on the site and landscape plans and on all elevations. Also indicate the property lines and edge of pavements on all elevations.
18. Please provide comprehensive details of the proposed signage for each use and parcel and discuss with the Zoning representative.
19. Coordinate the review of this site plan with the proposed plat, 18-P-01.
20. Provide photometric lighting plans and details of the height and shielding provisions for light poles and other lighting facilities. All outdoor lighting shall be shielded from all adjacent residences and hotel rooms, per ULDR 47-25.3.A.3.
21. Additional comments may be forthcoming.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

Division: Police

Member: Robert Dodder  
828-6421 beeper 497-0628

Project Name: Hibiscus, LLC

Case #: 3-ZR-01

Date: 8/14/01

**Comments:**

1. Stair doors should not allow entry to the building from the exterior at grade.
2. What type of elevator control will be used?
3. A card reader system is suggested for the main entry as well as all secondary entry points and access to amenities.
4. C.C.T.V. that is monitored and recorded is suggested.
5. What type of perimeter control has been planned for the parking lot?
6. Parking lot lighting and the trees should not be in conflict. That is, the tree canopy should not block the flow of lumens from the light fixtures. State how this conflict will be avoided.
7. Is manned security planned for this facility?
8. If manned security is planned, where is their office located?
9. Response to these comments is to be in narrative form, on letterhead and signed.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Hibiscus, LLC

**Case #:** 3-ZR-01

**Date:** 8/14/01

**Comments:**

1. When a nonresidential use is contiguous to any residential zoned property the side of the structure contiguous to the residential property, which is greater than forty (40) foot in height shall setback one (1) foot for each one (1) foot of building over forty (40) feet up to a maximum of one half (1/2) the height of the building in addition to the required setback in accordance with section 47-25.3.A.3.c.
2. Rezoning requires Site Plan Level IV review in accordance with section 47-24.4.
3. In accordance with section 47-18.32.G.1 dispersal distance of one thousand five hundred (1,500) feet is required from any existing SSRF or child day care center in a residential district.
4. Provide a text narrative detailing point by point analysis outlining compliance with rezoning criteria of section 47-24.4.D.
5. Provide a photometric lighting plan prior to final DRC review.
6. Bufferyard requirements of section 47-25.3, applies where the nonresidential property abuts residential property.
7. All signage shall comply with section 47-22.
8. Provide copies of cross access agreements prior to final DRC review.
9. Additional comments maybe added at DRC meeting.